

80-163-A 109 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Gregory & Patricia Prouty, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3.B (211.3) to permit a side yard setback of 6' in lieu of the required 8' and sum of side yards of 16' in lieu of the required 20'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To erect an attached garage to store valuable personal property, and enhance the appearance of my home. Garage will be less than 8' from the property line.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Gregory & Patricia Prouty
Legal Owner
Address 9206 Sandra Park Rd. 21128
Petitioner's Attorney John W. Hession, III
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of December, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of February, 1980, at 9:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
W/S of Sandra Park Drive, 690' : OF BALTIMORE COUNTY
E of Snyder Lane, 11th District
GREGORY PROUTY, et ux, Petitioners : Case No. 80-163-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing, date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of February, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Gregory W. Prouty, 9206 Sandra Park Road, Baltimore, Maryland 21128, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Gregory Prouty
9206 Sandra Park Road
Baltimore, Maryland 21128

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 4th day of December, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Prouty

Petitioner's Attorney Nicholas B. Commodari Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

February 20, 1980

Mr. & Mrs. Gregory Prouty
9206 Sandra Park Road
Baltimore, Maryland 21128

RE: Item No. 109
Petitioner - Prouty
Variance Petition

Dear Mr. & Mrs. Prouty:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

January 16, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #109 (1979-1980)
Property Owner: Gregory W. & Patricia L. Prouty
W/S Sandra Park Rd. 690' S & E of Snyder La.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a side setback of 6' in lieu of the required 8' and a sum of the setbacks of 16' in lieu of the required 20'.
District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and exist per Public Works Agreement 116507, revised, executed in conjunction with the development of Perry Hall Village, of which this property comprises Lot 23, shown on the recorded plat "Plat 2 Section One Perry Hall Village" (O.T.G. 34, Folio 61) and "Resubdivision of Lot 1, Block 'B' Plat 1, Section 1 and Lots 23, 25, 29, 30, 31 and 32, Block 'B', Plat 2 Section One Perry Hall Village" (O.T.G. 35, Folio 33).

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 109 (1979-1980).

Very truly yours,

ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

M-W Key Sheet, 29 NE 30 Pos. Sheet
NE 10 H Topo, 72 Tax Map
cc: J. Wimbley



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #109, Zoning Advisory Committee Meeting, December 4, 1979, are as follows:

Property Owner: Gregory W. and Patricia L. Prouty
Location: W/S Sandra Park Rd. 690' S. and E. of Snyder La.
Existing Zoning: D.R.5.5
Proposed Zoning: Variance to permit a side setback of 6' in lieu of the required 8' and a sum of the setbacks of 16' in lieu of the required 20'
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment. Proposed lighting must be shown and so arranged as to reflect the light away from residential sites.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning



baltime county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHENE COLLINS
DIRECTOR

January 16, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for the following items of the Zoning Advisory Committee Meeting of December 4, 1979:

Items: 96 - 105 - 107 - 109.

Very truly yours,

Michael S. Flanagan
Engineer Associate II

MSF/hmd

ORDER RECEIVED FOR FILING

DATE *March 23, 1980*

BY *Administrative Assistant*

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *26th* day of *March*, 19*80*, that the herein Petition for Variances to *remit a* side yard setback of six feet in lieu of the required eight feet and a sum of the side yards of sixteen feet in lieu of the required twenty feet, for the expressed purpose of erecting an enclosed garage attached to the existing improvement, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The inclusion of a rain gutter of sufficient size so as to handle the volume of rain water draining from the roof of the garage and a downspout directing the flow away from the abutting property.
2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 16, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #109, Zoning Advisory Committee Meeting of December 4, 1979, are as follows:

Property Owner: Gregory W. & Patricia L. Prouty
Location: W/S Sandra Park Rd. 690' S & E Snyder La.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 6' in lieu of the required 8' and a sum of the setbacks of 16' in lieu of the required 20'.

Acres: 11th
District: 11th

Metropolitan water and sewer exist; therefore, the proposed garage should not present any health hazards.

Very truly yours,

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/fthg



baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Heincke
CHIEF

December 19, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Gregory W. & Patricia L. Prouty

Location: W/S Sandra Park Rd. 690' S & E of Snyder La.

Item No. 109

Zoning Agenda: Meeting of 12/4/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *C. H. ...* Noted and
Planning Group Approved: *Heincke*
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: November 28, 1979

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: December 4, 1979

RE: Item No: 96, 105, 106, 107, 108, 109
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. N. Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

March 26, 1980

Mr. & Mrs. Gregory W. Prouty
9206 Sandra Park Road
Perry Hall, Maryland 21128

RE: Petition for Variances
W/S of Sandra Park Road, 690' S
and E of Snyder Lane - 11th Election
District
Gregory W. Prouty, et ux -
Petitioners
NO. 80-163-A (Item No. 109)

Dear Mr. & Mrs. Prouty:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

DESCRIPTION FOR VARIANCE

PROPERTY OF GREGORY W. & PATRICIA L. PROUTY

11TH ELECTION DISTRICT

Beginning at a point on the West side of Sandra Park Road, 690 feet South and East of Snyder Lane and known as Lot 23, Block E. as shown on the plat of Perry Hall Village, which is recorded in the Land Records of Baltimore County in Liber 35, Folio 33.
Also known as 9206 Sandra Park Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner

Date: February 12, 1980

TO: John D. Seyffert, Director
Office of Planning and Zoning

FROM: Petition No. 80-163-A Item 109

SUBJECT: _____

Petition for Variance for side yard setbacks
West side of Sandra Park Drive, 690 feet East of Snyder Lane
Petitioner - Gregory Prouty, et ux

11th District

HEARING: Tuesday, February 26, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

JUL 21 1980

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 23rd day of February, 1979.*

Filing Fee \$ 25.00

Received: ☒ Check
☐ Cash
☐ Other

Submitted by Gregory Prouty
Reviewed by William E. Hammond

Petitioner Gregory Prouty
Petitioner's Attorney William E. Hammond

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 Date of Posting 2/10/80

Posted for Petition for Variance

Petitioner: Gregory Prouty, et ux

Location of property: W/S Sandra Park Rd., 690' E of Snyder Lane

Location of Signs: front of property (9206 Sandra Park Rd.)

Remarks:

Posted by Gregory Prouty Date of return: 2/14/80

1 sign

PETITION FOR VARIANCE
11th District

ZONING: Petition for Variance for side yard setbacks.
LOCATION: West side of Sandra Park Drive, 690 feet East of Snyder Lane.
DATE & TIME: Tuesday, February 26, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 6 feet in lieu of the required 8 feet and a sum of the side yards of 16 feet in lieu of the required 20 feet.

The Zoning Regulation to be excepted as follows:
Section 180.8.3 (211.3) - side yard setbacks.

All that parcel of land in the Eleventh District of Baltimore County.

Beginning at a point on the West side of Sandra Park Road, 690 feet South and East of Snyder Lane and known as Lot 23, Block B, as shown on the plat of Perry Hall Village, which is recorded in the Land Records of Baltimore County in Liber 36, folio 35.

Also known as 9206 Sandra Park Road.

Being the property of Gregory Prouty, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, February 26, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By: W. E. HAMMOND, Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 7, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time, before the 26th day of February, 1980, the first publication appearing on the 7th day of February, 1980.

THE JEFFERSONIAN,

L. Lusk, Publisher

Cost of Advertisement, \$.

PETITION FOR VARIANCE
11th District

Zoning: Petition for Variance for side yard setbacks.
Location: West side of Sandra Park Drive, 690 feet East of Snyder Lane.
Date & Time: Tuesday, February 26, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 6 feet in lieu of the required 8 feet and a sum of the side yards of 16 feet in lieu of the required 20 feet.

The Zoning Regulation to be excepted as follows:
Section 180.8.3 (211.3) - side yard setbacks.

All that parcel of land in the Eleventh District of Baltimore County.

Beginning at a point on the West side of Sandra Park Road, 690 feet south and east of Snyder Lane and known as Lot 23, Block B, as shown on the plat of Perry Hall Village, which is recorded in the Land Records of Baltimore County in Liber 36, folio 35.

Also known as 9206 Sandra Park Road.

Being the property of Gregory Prouty, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: TUESDAY, FEBRUARY 26, 1980 AT 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner of Baltimore County

THE AEGIS

Bel Air, Md., Feb 11, 1980

This is to Certify, That the annexed

Petition was inserted in THE AEGIS, a newspaper printed and published in Harford County, once in each

of two successive

weeks before the 26th day of

February, 1980

William E. Hammond Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 86346

DATE March 20, 1980 ACCOUNT 01-662

AMOUNT \$46.63

RECEIVED FROM: Patricia Lynn Prouty

FOR: Advertising and Posting for Case No. 80-163-A

46.63

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 85602

DATE January 28, 1980 ACCOUNT 01-662

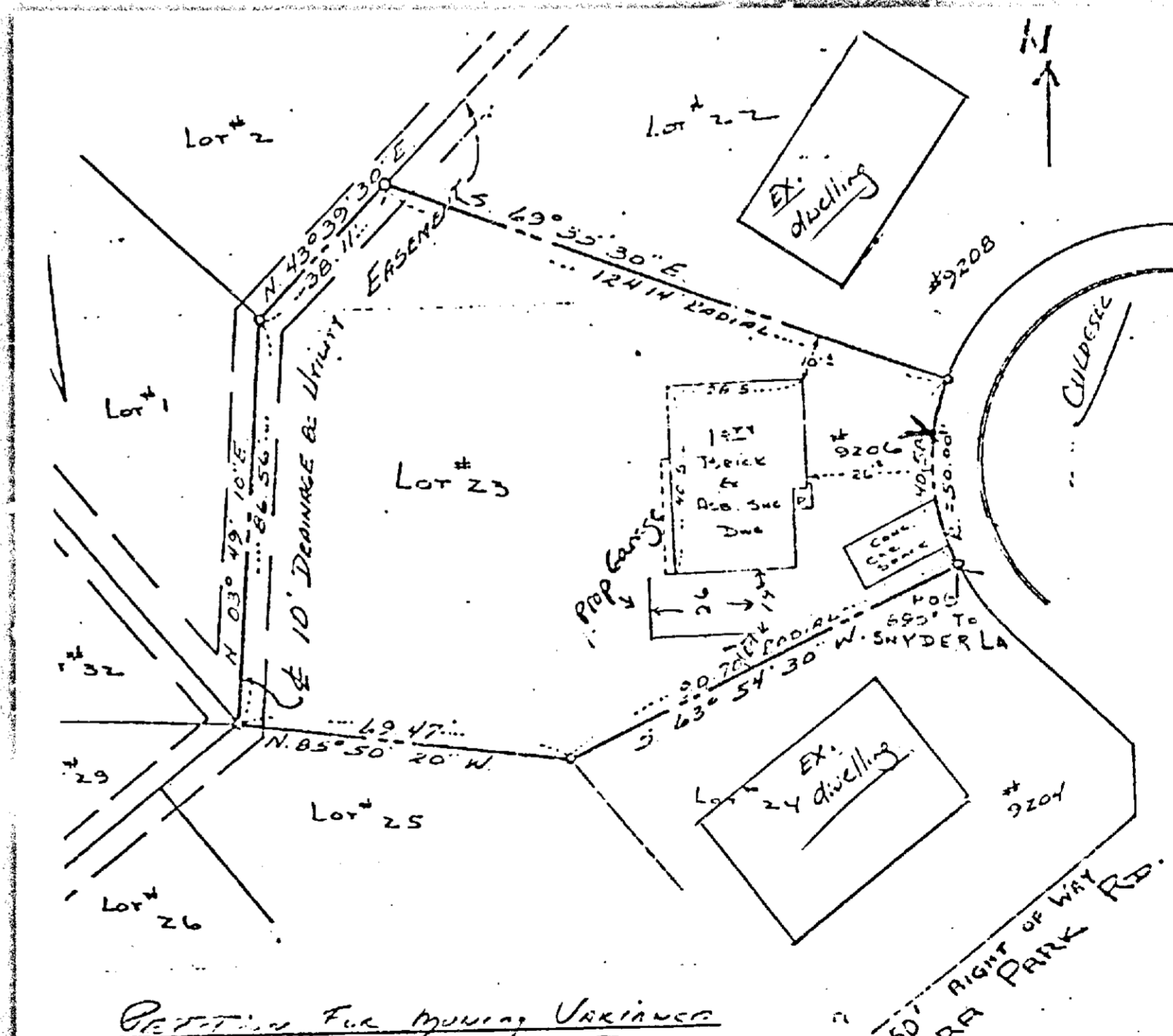
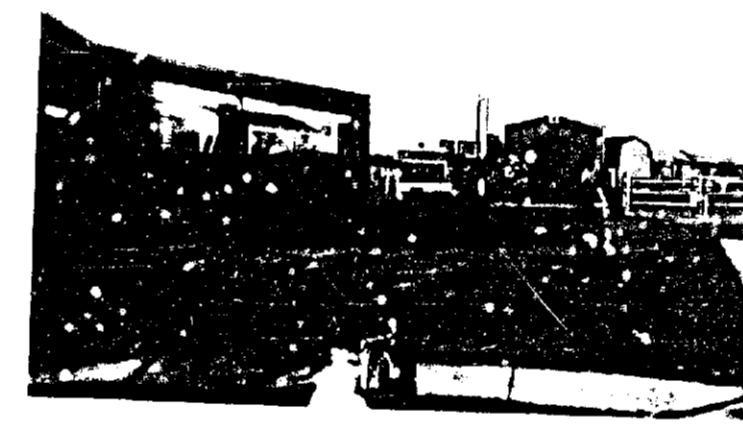
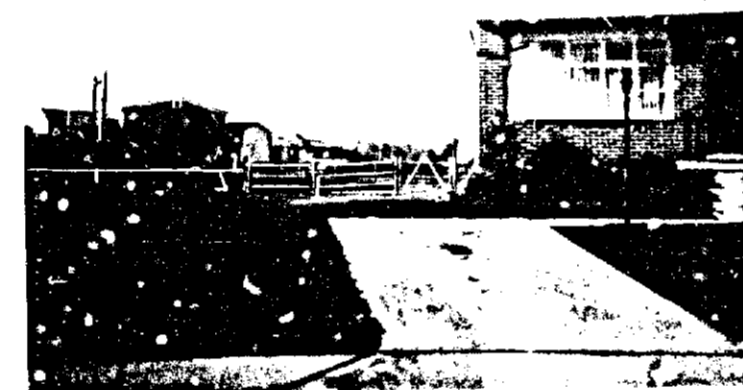
AMOUNT \$25.00

RECEIVED FROM: Gregory W. Prouty

FOR: Filing Fee for Case No. 80-163-A

25.00

VALIDATION OR SIGNATURE OF CASHIER



PETITION FOR MOVING VARIANCE
GREGORY W. PROUTY & PATRICIA LYNN PROUTY
11th DISTRICT MOUNTAIN DR. S.S.
PERRY HALL LOT # 23
UTILITIES EXISTING IN SANDRA
PARK RD.
SCALE 1" = 30'

Lot # 23, Block B
RESUB. OF LOT # 1,
BLK. B, PLAT # 1, SEC.
30, 31, 32, 33, 34,
35, 36, 37, 38, 39, 40,
41, 42, 43, 44, 45, 46,
47, 48, 49, 50, 51, 52,
53, 54, 55, 56, 57, 58,
59, 60, 61, 62, 63, 64,
65, 66, 67, 68, 69, 70,
71, 72, 73, 74, 75, 76,
77, 78, 79, 80, 81, 82,
83, 84, 85, 86, 87, 88,
89, 90, 91, 92, 93, 94,
95, 96, 97, 98, 99, 100.